

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
MaryEllen Payne
Debtor

Case No. 20-02682-MJC
Chapter 13

District/off: 0314-5
Date Rcvd: Mar 14, 2023

User: AutoDocke
Form ID: pdf010

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 16, 2023:

Recip ID	Recipient Name and Address
+ Eleanora Payne	James A Payne Jr, 180 Ice Lake Drive, Mountain Top, PA 18707-9654

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 16, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 14, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-12 bnicholas@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-12 bkgroup@kmllawgroup.com, bkgroup@kmllawgroup.com
J. Zac Christman	on behalf of Debtor 1 MaryEllen Payne zac@fisherchristman.com office@fisherchristman.com
Jack N Zaharopoulos	TWeclf@pamd13trustee.com
John Fisher	on behalf of Debtor 1 MaryEllen Payne johnfisher@yahoo.com fisherlawoffice@yahoo.com

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United States Trustee

ustpregion03.ha.ecf@usdoj.gov

William E. Craig

on behalf of Creditor AmeriCredit Financial Services Inc. dba GM Financial ecfmail@mortoncraig.com, mortoncraigecf@gmail.com

William E. Craig

on behalf of Creditor Santander Consumer USA Inc., d/b/a Chrysler Capital ecfmail@mortoncraig.com, mortoncraigecf@gmail.com

TOTAL: 8

**UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

<p>IN RE: MaryEllen Payne Debtor</p> <p>THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-12 Movant vs.</p> <p>MaryEllen Payne Debtor</p> <p>Eleanora Payne James A. Payne, Jr. Co-Debtors</p> <p>and Jack N. Zaharopoulos, Esq. Trustee</p>	<p>Case No. 20-02682-MJC</p> <p>Chapter 13</p> <p>11 U.S.C. Section 362</p>
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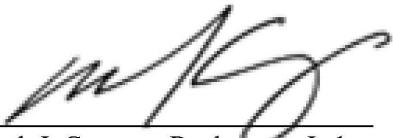
ORDER

Upon Consideration of the Amended Certification of Default filed by the Movant
in accordance with the Stipulation of the parties approved on May 13, 2022, Dkt. # 81, it
is **ORDERED AND DECREED** that:

The Automatic Stay of all proceedings is granted and the Automatic Stay of all
proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and
Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 of the Bankruptcy
Code, is modified with respect to the subject premises located at 180 Ice Lake Drive,
Mountain Top , PA 18707 (“Property”), so as to allow Movant, its successors or assignees,
to proceed with its rights and remedies under the terms of the subject Mortgage and pursue
its in rem State Court remedies including, but not limited to, taking the Property to
Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives
including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.
Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser's assignee) may take
any legal action for enforcement of its right to possession of the Property.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

By the Court,



Mark J. Conway, Bankruptcy Judge
Dated: March 14, 2023